

COBB COUNTY FIRE MARSHAL'S OFFICE
SITE PLAN REVIEW CHECKLIST - LOT-SPLIT (In-Fill)

Project Name: _____

Date: _____

Location : _____

Reviewer: _____



Closest Cross Street: _____

L.L. _____ District _____

Project ID # _____

Private Easements and Hydrant requirements for detached one and two family dwellings

OK ABSENT

	<ul style="list-style-type: none"> - Driveway must have a minimum 10' driving surface width with minimum 25' inside turning radius. - Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks). - Maximum grade shall not exceed 18%. - Driveway must extend within 150' of the most remote portion of the structure. - Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided (see note 1.). - Driveway must support 25 Tons (50,000 lbs.) (Indicate on the plans with a note) - Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
	<ul style="list-style-type: none"> - Hydrant within 500' of remote structure, minimum 6" main* (Required Flow: 1000 gpm @ 20 psi) - Fire Flow Test from closest existing hydrant* (Required Flow: 1000 gpm @ 20 psi)

Notes

1. Dead-end access roads in excess of 1000 feet shall be provided with a turn-around. Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 100 feet needed (45 feet + 10 feet wide roadway + 45 feet).

* An alternate equivalency for the above requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 1.) NFPA 13D sprinkler system
- 2.) Complete structure treated with a Class A-Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

(Indicate on the site plan which option will be utilized)